

APPROVED: 11/18/10

**MINUTES OF THE
TOWN OF HIGHLANDS PLANNING BOARD
SEPTEMBER 16, 2010**

A regular meeting of the Town of Highlands Planning Board was held in the Court Room, Town Hall, Highland Falls, New York, on Thursday, September 16, 2010, at 7:00 P. M.

THERE WERE PRESENT:

Board Members:

Erik Smith, Chairman
Terry Holt, Deputy Chairman
Cathy Kelly
John Hunter
Chris Dyroff

M. Justin Rider, Esq. (Rider, Weiner & Frankel, P.C.)
Paul Pelusio, P.E. (J. Robert Folchetti & Associates), Engineering Consultant
Leslie J. Dotson (Garling Associates), Planning Consultant

ALSO PRESENT: John Hager, Building Inspector.

The meeting was called to order at 7:00 P. M. with the Pledge to the Flag. It was noted that there was a quorum present.

COMMUNICATIONS:

- County Planning Land Use Courses for Board Members
- Orange County Board of Directors Municipal Planning Federation Annual Dinner, September 30, 2010 at the Harness Racing Museum
- A SEQRA Class by Loherman in White Plains
- Storm Water Conference
- A letter from Central Hudson requesting notification of work in their Right-of-Ways

VOUCHERS – JULY 2010

Rider, Weiner, Frankel, P.C. (Attorneys)

General	\$ 211.22
Sylvestri/Lawney	315.00
Homeland Towers	968.30

August 2010

General	37.79
Homeland Towers	37.78

J. R. Folchetti & Associates (Engineers)

Homeland Towers \$ 357.50

Garling Associates

Homeland Towers 1,050.00

Sylvestri/Lawney 42.00

Mrs. DeWitt (Recording Secretary)

June Minutes 80.50

July Minutes 17.25

OC Planning Federation

Fall Training 70.00

NYPF

Annual Conference 125.00

The Chairman submitted the vouchers to the Comptroller.

A discussion was held by the Board, Mr. Rider, and Ms. Dotson concerning the June 17, 2010 and July 15, 2010 Minutes. It was agreed that since the minutes are not totally verbatim minutes, more streamline minutes would be preferred. The minutes should, of course, accurately reflect a discussion; include those in the discussion, Public Comment, and the actions that were taken.

A motion was made to adopt the June 17, 2010 Minutes, as amended.

Motion: Dr. Kelly

Seconded: Mr. Hunter

Approved

A motion was made to adopt the July 15, 2010 Minutes, as amended.

Motion: Mr. Dyroff

Seconded: Mr. Holt

Approved

Corbin Hill – Not Present

Homeland Towers Discussion

The Chairman gave a brief update on Homeland Towers.

- Homeland Towers has paid \$6,200.00 for Planning Board consultant fees.
- There has not been a new submission to the Board.
- Homeland Towers has not talked to Mr. Hager about variances.
- The balloon test has been completed.
- Affidavits of Publications were complete.
- The Board will await further contact from Homeland Towers.

Board Consultant Discussion

- When an application is received by the Building Department, the Chairman will review the application and will send it to the appropriate Board Consultant.
- Ms. Dotson will do the work for a SEQR Negative Declaration.
- The Chairman will review and discuss billing with each Consultant for work completed.

Corbin Hill Discussion

- They have an approved site plan to put in 15 new units.
- They propose to move one of the buildings 10 feet.
- The Board asked for clarification on the drawing and a narrative to make a determination whether they need an amendment to the site plan.
- A letter was sent to them by the Chairman explaining that a new plan and narrative, including the grading, was necessary and that they need to appear in person at a Board Meeting.

NEW BUSINESS - None

PUBLIC COMMENT - None

At 8:29 P. M. a motion was made to adjourn the meeting.

Motion: Mr. Hunter Seconded: Mr. Dyroff Approved

Respectfully submitted,

Fran DeWitt, Recording Secretary

**The next Regular Planning Board Meeting is
Thursday, October 21, 2010.**